



R05-15-A-094

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Dear Mrs. Cromwell:

On behalf of the City of Lake Station, Indiana, I am pleased to submit this application for a U.S. EPA Brownfields Assessment Grant for hazardous substances (\$200K) and petroleum (\$200K) for a total of \$200,000. Lake Station is located in Northwestern Indiana, southeast of Chicago in Lake County, Indiana.

The City of Lake Station needs the EPA grant funding to combat the impacts brownfields have on the health of residents, the economy, and the natural resources in our community. A preliminary inventory has been developed and over 15 brownfield properties have been identified. Up to an estimated 20-30 sites may be added once the grant funding is awarded. Of these sites, the City, with the help and input of citizens, has identified seven priority sites (Table 2 in Ranking Criteria) disproportionately impacting sensitive populations and with the greatest potential for redevelopment.

The majority of the priority sites are located on the Ripley Street and Central Avenue corridors. This area of the city has been declining for decades and is in need of significant revitalization. Infrastructure has already been put in place and the area is ready for development partners. The EPA assessment funds will provide the initial investment to stimulate action from developers and return this corridor to the prosperity it once enjoyed.

Higher than average unemployment, a decline in available jobs, low wages, loss of tax revenues, and high poverty have strained the economic welfare of the City. Economic decline has not only left citizens without competitive wages but also with potentially contaminated, vacant properties. These properties are magnets to criminal activity as well as a threat to the health of the residents.

Lake Station has suffered decades of impact from brownfields and blight. Recently, the City has acknowledged this and has begun to systematically address these concerns. This is no more evident than in the City's construction of the new City Complex which was built on a brownfield property (a railroad corridor and a former tire repair shop). Construction utilized green building practices which earned the eco-friendly building LEED certification and includes roof mounted solar panels, wind turbines, and other environmentally sustainable features. This success story is an indication of Lake Station's dedication to sustainable community redevelopment and environmental stewardship. Lake Station's brownfields program has become a key component in redevelopment. We have already made significant investment in brownfields and hope to continue this effort aggressively. We have also leveraged local and private funding to redevelop properties in our community. Our priorities for the Grant will be to update and improve our brownfield inventory and site prioritization, and to continue assessments and cleanup plans for high priority sites.

As requested, please find the following information regarding this grant application:

- a. Application Identification: City of Lake Station, 1969 Central Avenue, Lake Station, IN 46405
- b. DUNS number: 07-438-7697
- c. Funding Requested:
 - i) Grant Type: Assessment
 - ii) Federal Funds Requested: \$350,000
 - iii) Contamination: Hazardous Substances (\$200,000) & Petroleum (\$150,000)
 - iv) Community-Wide
- d. Location: City of Lake Station, Marion County, IN
- e. N/A
- f. Contacts:
 - i) Project Director: Michael Del Toro, Assistant Director of Board of Works, City of Lake Station, IN, Phone 219-962-8087, Fax: 219-963-0702, email: mdeltoro@lakestation-in.gov, Mailing address: 1969 Central Avenue, Lake Station, IN 46405
 - ii) Chief Executive/Highest Ranking Elected Official: Mayor Keith Soderquist, City of Lake Station, IN, Phone 219-962-2081, Fax: 219-963-0702, email: ksoderquist@lakestation-in.gov, Mailing address: 1969 Central Avenue, Lake Station, IN 46405
- g. Date Submitted: December 19, 2014
- h. Project Period: Project period will not exceed three years from date of award.
- i. Population:
 - i) 12,572 (2010 U.S. Census)
 - ii) N/A
- j. The Other Factors Checklist is included as an attachment to this cover letter.

The City of Lake Station hopes to be a model and leader in Indiana in the area of brownfield redevelopment. Thanks to our partnership with the EPA, the Indiana Brownfields Program, and many of our citizens, we are making progress toward addressing and resolving our long-standing brownfield issues. This grant is essential to successfully redevelop properties in our community. We look forward to accelerating our extensive program of community engagement with the assistance of the U.S. EPA.

Sincerely,



Keith Soderquist, Mayor
City of Lake Station, Indiana

VB. Ranking Criteria for Assessment Grants

VB.1. Community Need

VB.1.a. Targeted Community and Brownfields

VB.1.a.i. Targeted Community Description: The City of Lake Station is a commuter City located in northwest Indiana approximately 40 miles southeast of Chicago, IL. Lake Station has a population of 12,572 and covers 8.43 square miles (U.S. Census 2010), and is located within a very urbanized region within commuting distance from Chicago. The City is located on Lake Michigan and brownfield properties threaten this vital source of commerce, natural resources, and recreation, as well as other natural resources such as the Deep River, Burns Ditch, groundwater, and other lakes and tributaries. The City is adjoined and bisected by several major interstate arteries and rail lines. Many of the target properties are located on or near two major corridors (Central Ave. and Ripley St.) within the City, as well as the South Shore rail line (utilized for both freight and commuter rail service) which runs parallel to Central Ave. and connects Lake Station to the surrounding communities, the Northwest Indiana region, and major commerce centers such as South Bend, IN, Detroit, MI, and Chicago, IL. These corridors are the target communities where focused EPA grant funding will be invested, and are predominantly comprised of Census Tracts 41700 and 41800. These areas represent a demographic snapshot of the community. The majority of the brownfield sites in Lake Station are located in these areas and represent the greatest opportunity for successful redevelopment. Lake Station's aging and decrepit districts detract from the economic competitiveness of the entire region, and brownfield issues hinder capital investment in Lake Station's properties.

The brownfields targeted for this grant are commercial and/or industrial properties located in residential and/or mixed use areas of the target communities. Many of these vacant or underutilized sites impact large portions of the neighborhoods within which they are located and threaten both the physical and financial wellbeing of the target community residents. The majority of the target sites are located along the Ripley St. and Central Ave. corridors with the greatest opportunity for successful redevelopment, and many of the target sites are in areas of low income, depressed residential properties where economic plight is exacerbated by nearby blighted brownfields. For over a century, properties adjoining and near the South Shore rail line have been industrial and commercial in nature, resulting in decades of environmental misuse and neglect. Because of the blight and environmental damages of area brownfields, residences often remain unoccupied. Addressing these challenges cannot wait any longer and immediate attention is needed so redevelopment can proceed.

Lake Station's leaders envision the City becoming a viable and active transportation hub for all communities in the Northwest Indiana region. This vision aligns with the Northwest Indiana Regional Planning Commission's (NIRPC) 2040 Comprehensive Regional Plan and the Northwest Indiana Regional Development Authority's (NWRDA) Comprehensive Economic Development Plan. These documents outline plans for the expansion of the regional transit system, which is critical to the long-term growth of the area. Clean, safe, affordable housing, more parks, trails, recreational areas/greenspace, and new commercial development along Central and Ripley are also significant needs as indicated in the NIRPC and NWRDA Plans. Revitalizing these neighborhoods will create affordable housing within existing communities where necessary shopping, services and employment are readily available. Brownfield redevelopment will serve as the catalyst to this revitalization. Redevelopment of the Central Ave., and Ripley St. corridors, which intersect in the downtown area, will make Lake Station a destination for travelers and a regional stopping point for shopping and transportation transfers. With the connectivity to the regional community, redevelopment of brownfields in this area presents the greatest opportunity to boost economic development in Lake Station and fits the overall redevelopment goals of the region as outlined in the NIRPC and NWRDA Plans. Lessons learned from investigating this area will be applied to other redevelopment areas in the City and the region, further streamlining Lake Station's brownfield redevelopment program and maximizing the benefits realized by investments in these declining properties. EPA's investment in Lake Station will stimulate growth and trigger long needed improvements through public and private investment.

VB.1.a.ii. Demographic Information: The impact of brownfields on the Lake Station economy is evident by the overall economic welfare of the City and its residents. Table 1 outlines the demographic information about the City and the sensitive populations (children, minorities, low income) and notable ethnic groups present in the area. As indicated, the unemployment rate in the target community is over twice that of the state and national figures. The percentage of children below the poverty level in the target communities is higher than that of the State and national figures. According to the U.S. Census 2008-2012 American Community Survey (ACS), nearly one-third of the target communities' children fall

below the poverty level, and the percent minority (largely Hispanic), overall poverty, and per capita income are significantly higher than state and national figures.

Table 1 – Demographics and Financial Profile

	Census Tract 41700	Census Tract 41800	City of Lake Station	Indiana	National
Population:	4,625 ¹	6,437 ¹	12,572 ¹	6,483,802 ¹	308,74,538 ¹
Unemployment:	11.2% ³	11.5% ³	8.0% ²	5.3% ²	5.5% ²
Poverty Rate	21.1% ³	17.0% ³	22.6% ³	14.7% ³	14.9% ³
Children < 18	26.9% ³	23.9% ³	26.8% ³	24.7% ³	23.9% ³
Percent Hispanic	30.5% ³	36.3% ³	30.6% ³	6.0% ³	16.4% ³
Percent Non-Hispanic Minority	17.2% ³	20.3% ³	17.7% ³	17.7% ³	23.5% ³
Median Household Income	\$36,073 ³	\$42,435 ³	\$36,955 ³	\$48,374 ³	\$53,046 ³
Per Capita Income	\$17,038 ³	\$19,001 ³	\$16,953 ³	\$24,558 ³	\$28,051 ³
Children Below Poverty Level	28.9% ³	28.7% ³	35.1% ³	20.9% ³	20.8% ³

¹2010 U.S. Census (www.census.gov), ²Department of Workforce Development, 10/14 data (IDWD), ³2008-2012 U.S. Census American Community Survey 5-Year Estimates

According to U.S. Census data, the target communities have seen household income stagnate from 2000 to 2012, with Census Tract 41700 showing a modest increase from \$34,084 to \$36,073 and Census Tract 41800 showing a slight drop (\$44,480 to \$42,435). This is significant when compared to the increases Indiana residents (\$41,567 to \$48,374) and those across the nation (\$41,994 to \$53,046) have seen. Factoring in inflation, target community residents have experienced a crippling decrease of 23-28% indicating that those with jobs are now working for much less. Although the target communities' demographics are similar to those of the City of Lake Station indicating that the socioeconomic conditions are not limited to the target areas, they are significantly more onerous than those of Indiana and the nation, and these areas offer the greatest potential for successful redevelopment and economic growth due to their existing infrastructure.

The statistics are exacerbated by the decline in the number of jobs available in the target communities (referenced in Community Need) in the past few years. Significant job losses have ballooned the unemployment rate and strained the funds available to the City due to loss of property and income tax revenues.

VB.1.a.iii. Brownfields: After seeking input from the local community and stakeholders, Lake Station has developed an initial brownfield inventory. Currently there are over 15 brownfields identified in the City of Lake Station, mostly in the target communities. An additional 20-30 potential brownfield properties are expected to be identified once grant funding has been awarded, to include gas stations, auto service garages, machine/repair shops, dry cleaners, railroad corridors, and manufacturing facilities ranging in size from 0.25 to 10 acres. Several priority properties are presented in Table 2 below:

Table 2 – Priority Brownfield Sites

Brownfield Site	Suspected Contaminants*	Sensitive Populations/ Ecological Features	Redevelopment Potential
639 Central Ave. Lake Tire Census Tract 41700	Petroleum, asbestos, VOCs, SVOCs, glycols, metals, PCBs	Minorities, low income, groundwater	Prime mixed use commercial- residential w/ connectivity to I-65, I-90, & I-94
2497 Ripley St. former Service Station Census Tract 41800	Petroleum, VOCs, SVOCs, glycols, metals, PCBs	Minorities, low income, schools, Deep River, groundwater	Potential expansion of Bicentennial Park w/ access to both sides of Deep River
2400 Ripley St. Former Service Station Census Tract 41800	Petroleum, VOCs, SVOCs, glycols, metals, PCBs	Minorities, low income, schools, Deep River, groundwater	Potential expansion of Bicentennial Park w/ access to both sides of Deep River
2316 Ripley St. Former Dry Cleaner Census Tract 41800	VOCs, SVOCs, metals, pesticides, herbicides, asbestos	Minorities, low income, schools, Deep River, groundwater	Ideal property for commercial development
3010 Central Ave. Former C&L Paving Census Tract 41800	Petroleum, metals, SVOCs, metals, pesticides, herbicides	Minorities, low income, schools, Deep River, groundwater	Potential redevelopment as mixed use commercial-residential property.
2350 Pike St. Scrap Yard Census Tract 41800	Petroleum, VOCs, SVOCs, glycols, metals, PCBs	Minorities, low income, schools, Deep River, groundwater	Potential location for a park and ride or train stop for the South Shore rail line

3440 Central Ave. Vacant Lot Census Tract 41800	Petroleum, VOCs, SVOCs, metals, pesticides, herbicides, PCBs	Minorities, low income, schools, Deep River, groundwater	Potential redevelopment as mixed use commercial-residential property.
*Health threats from these contaminants include: skin, liver, kidneys, heart, spleen, nervous system, respiratory system, hormonal system, blood, and immune system, and may also cause neurological damage, birth defects & cancer.			

Household Income in the areas surrounding priority sites within the target communities falls below the state and national figures. Census Tracts 41700 and 41800 both suffer from low MHI (\$36,073 and \$42,435 respectively) compared to Indiana (\$48,374) and the nation (\$53,046) as shown in Table 1. The result is a decline in investment in the areas where priority sites are located and a disinvestment in the businesses within these areas. Brownfields increase crime, blight, property decline, poor health conditions, and tax revenue loss. Without addressing environmental impediments to these properties, redevelopment of them is very unlikely, and the burdens they place on the residents will remain.

VB.1.a.iv. Cumulative Environmental Issues: In addition to the priority sites, many other brownfields and active industries threaten the surrounding residents and ecology. Currently there are 87 properties within Lake Station that have environmental records available in the Indiana Dept. of Environmental Management's (IDEM) Virtual File Cabinet indicating the presence of many environmental hazards in the community. Lake County is the home of large steel mills including U.S. Steel Gary Works and ArcelorMittal Indiana Harbor which are the source of significant amounts of pollutant discharge annually. The largest oil refinery in the Midwestern U.S. is also located in the county and operated by BP. Additionally, since the area is heavily urbanized, significant traffic volume and congested roadways create an extremely high amount of vehicle emissions, with potentially negative health effects on residents of the target communities. This is confirmed by Lake County's designation as a non-attainment area for the EPA's 8-Hour Ozone Standard.

When compounded by the high density of brownfields within the target communities, the impact of industrial and urban development has created crushing social and economic challenges to residents of Lake Station. Redevelopment of properties near these brownfields is difficult and some viable sites are not even considered because of their proximity to the blight, crime, and lack of investment incentive that brownfields foster. For example, in 2013, Lake Station emergency responders visited the target communities approximately 200 times at an estimated cost of \$175,000.

VB.1.b. Impacts on Targeted Community: Historical and ongoing releases of contaminants from brownfields and other industry, through groundwater, surface water, ambient air, indoor vapors, and surface soils have resulted in potentially significant environmental conditions in Lake Station's Central Ave./Ripley St. corridors. The cumulative environmental impact of brownfield properties/operations, and their proximity to sensitive populations and the target community, has resulted in a potentially disproportionate exposure to environmental pollutants. Degraded living conditions wrought by contaminated brownfield sites coupled with the intense urbanization and industrialization of the Lake Station area, significantly affect the City's sensitive populations including a disproportionately high number of minorities, low income residents, impoverished residents, children, and children below the poverty level, resulting in an inability to improve or even maintain their health and wellbeing.

The list of potential contaminants (VOCs, SVOCs, petroleum, asbestos, etc.) typically found at the priority sites is extensive, and many are known to cause health problems, including damage to the skin, liver, kidneys, heart, spleen, nervous system, respiratory system, hormonal system, blood, and immune system, and may also cause neurological damage, birth defects, and cancer. While the precise relationship between Lake Station's brownfields and the health effects discussed below has not been determined, it is imperative that data be collected to determine if brownfields have contributed to the cumulative environmental impacts already present in the City.

The sites are located in or very close to potentially sensitive receptors including residential areas, schools, rivers and lakes (important recreational resources regularly used by target community residents), and City parks, and pose a significant threat to these receptors through potential exposure pathways such as direct contact, ingestion, and inhalation. Funding from an EPA Assessment Grant would help to identify and determine the extent of environmental contaminants on these sites, and would help determine if exposure pathways to Lake Station's residents exist.

According to the Burden of Asthma in Indiana, 2nd Edition (2008), Lake County, in which the target communities reside, has the highest asthma rate in the state. In addition, according to Indiana State Department of Health (ISDH) 2008 data, neonatal mortality is significantly higher in Lake County (5.6/1,000) as compared to Indiana (4.4/1,000). Table 3 shows additional key data which clearly indicate the potential impact of brownfields on sensitive populations in the City.

Table 3 – Disproportionate Health Impacts

	Lake County ³	Indiana	National
Infant Mortality Rate (per 1,000)	8.7 ¹	7.5 ¹	6.07 ⁴
Neonatal Mortality Rate (per 1,000)	5.6 ¹	4.4 ¹	4.06 ⁴
Percent Low Birth Weight Infants	9.6 - 2 nd highest in Indiana ¹	8.0 ¹	8.0 ⁴
Incidence of Cancer (per 100,000)	523.1 ²	487.7 ²	446.0 ⁴
Cancer Mortality (per 100,000)	208.0 ²	194.1 ²	169.0 ⁴
Heart Disease Mortality (per 100,000)	229.0 ²	200.3 ²	173.7 ⁵
Percent Obese Adults	34.0 ³	31.0 ³	27.8 ⁵

¹Indiana Department of Health – Indiana Maternal and Child Health Outcomes and Performance Measures Data Book – September, 2012

²Indiana State Cancer Registry, 2005-2009, ³Health data specific to Lake Station is not available; however, the statistics presented in Table 3 are believed to be representative of the community, ⁴Center for Disease Control National Vital Statistics System (www.cdc.gov/nchs), ⁵Health Indicators, Indiana State Department of Health

According to the Indiana Minority Health Coalition's "Addressing Indiana's Health Disparities" (2011), the minority population and low income residents in Lake County experience disparities in educational attainment, income, poverty, employment, and health insurance. Exposure of Lake Station's sensitive populations to contaminants further aggravates their health conditions and with the low income minority populations of the area, the likelihood of adequate medical care is low, as evidenced by the absence of a full-service hospital in the City and the presence of only 2 pharmacies. In addition, only 1 full-service grocery store is located within Lake Station, limiting access to healthy food options for many residents within the target communities. Considering the population of Lake Station, the residents are much underserved in this respect.

Lake Station has a rapidly increasing Hispanic population (as indicated in Table 4 below), with an increase from 20.6% in 2000 to 30.6% in 2012, adding to an already high percentage of Hispanics in the community when compared to the state. According to the Indiana Minority Health Coalition's 2011 Indiana's Health Disparities Report, Lake County Hispanics have a lower per capita income (\$15,618) compared to Whites (\$27,747). This report also adds that the uninsured rate for Hispanics is 19.3% compared to 10.9% for Whites. These factors lead to the likelihood that these residents have limited access to medical care in the event that environmental conditions make them sick. As indicated in Table 1 above, the area surrounding the priority brownfield sites has a dense population of Hispanics compared to Indiana and the nation. This population density suggests that Hispanics immigrating to Lake Station live in these areas because of their limited income and the cultural roots already established in the region.

Table 4 – Hispanic Population Change: 2000 - 2010

	City of Lake Station	Indiana	National
2000	20.6 ¹	3.5% ¹	12.5% ¹
2010	28.0% ¹	6.0% ¹	16.3% ¹

¹U.S. Census (www.census.gov)

The socioeconomic challenges faced by this ethnic group coupled with the health concerns associated with the brownfields located in their neighborhoods creates an environmental justice concern that must be addressed. It is clear that the potential threat to these sensitive receptors from these priority brownfield properties is significant. However, these threats could be reduced with available funding from an EPA Assessment Grant.

Due, in part to the large number of abandoned and potentially unsafe buildings associated with brownfields in the target community, criminal activity is higher in these areas creating a legitimate safety concern. Police, fire, and EMS services responded to approximately 200 calls in the target communities in 2014.

VB.1.c. Financial Need

VB.1.c.i. Economic Conditions: As indicated on the Other Factors Checklist in Attachment V, Lake Station has experienced numerous natural disasters in the past several years. In the fall of 2008, a series of storms brought torrential rains, catastrophic flooding, and damaging winds, adversely affecting Lake Station's residents. In the summer of 2009, tornadoes and severe storms brought more damage to the area, while in the summer of 2012, severe drought further damaged an already fragile economy in the City and in the region as a whole. Each of these acts of nature warranted state and/or federal disaster declarations and triggered significant economic loss to the community. EPA grant funding will offset some of these financial losses associated with the economic damage from these natural disasters.

The income challenges faced by Lake Station residents are due, in part, by a decline in higher wage jobs caused by the loss of quality employers in and around the City. In the last quarter of 2013 alone, Lake County had two significant company closings and/or workforce reductions resulting in the loss of 200 jobs: The Arc, a supervised group living

home/service for disabled residents closed leaving nearly 125 people unemployed and an especially disadvantaged population further underserved, and First Merchants Bank closed resulting in the loss of 85 more jobs. These losses will inevitably impact other smaller companies who provided support to these defunct or downsized businesses, often resulting in job losses or closings of the smaller employers. The impact on these smaller support companies often goes unquantified, but can be felt throughout the community and create a snowball effect on the economic downturn in Lake Station.

This cyclical pattern of decline must be stopped through an aggressive injection of capital. Limited municipal resources make this impossible without EPA funding assistance. Local financial resources have been strained due to declining resident prosperity, loss of commercial employers, and reduced property tax revenues. Other issues have further restricted resources to address brownfields. For example, legislation passed by the Indiana General Assembly in 2004 imposed caps on levies, and in 2011, the State imposed caps on property taxes, which greatly reduced tax receipts received by Lake Station. This makes the need to return brownfield properties to the tax rolls essential to increase the local tax base, providing much needed services to the community. There is an immediate need to attract new jobs and start economic growth rather than falling deeper into the holds of a low-income housing community and further aggravating this environmental justice issue.

Due, in part to the large number of abandoned and potentially unsafe buildings associated with brownfields in the target community, criminal activity is higher in this area, forcing residents and City government to foot the bill for the costs of added police calls and enforcement that would otherwise be unnecessary. In 2013, Lake Station emergency responders visited the target communities approximately 200 times at an estimated cost of \$175,000.

EPA Brownfields Assessment Grant funds are needed as the initial investment stake for brownfield properties to not only inform reluctant investors of the properties' environmental conditions, but to help them see and understand the investment potential of these properties, thereby catalyzing reinvestment in the Lake Station area. Lake Station must be aggressive in seeking resources to help kindle redevelopment and turn the declining local economy around. Although some success has already been made, assistance through the EPA Brownfields Assessment Grant will trigger a much quicker recovery and will help the City return to prosperity. Because of the urbanization of the area and its dense population, an investment by the EPA in Lake Station will have positive economic impacts to the entire northwest Indiana region.

VB.1.c.ii. Economic Effects of Brownfields: The initial priority sites constitute a major impact on the property tax base. Three of the seven properties are delinquent on tax payments for 2013 alone (totaling \$103,500 – Lake County Assessor). The lack of improvements on surrounding properties further reduces the property tax potential these sites hold. Assessment and cleanup are the first steps toward redevelopment which will increase property tax revenues from brownfield properties.

Brownfields in residential areas decrease property values of homes, often resulting in a lack of neighborhood upkeep and financially secure residents moving out of the neighborhoods, adding to the economic distress of Lake Station's remaining residents. Low income residents find it more difficult to move away from the shadow of brownfield properties that may be impacting their health and are often unable to obtain adequate health care. In turn, these income difficulties, high unemployment, and other financial hurdles impede Lake Station's ability to address brownfield redevelopment needs because of the reduction in tax revenue brought on by job losses, decreases in property values, and income decline.

Job losses include both manufacturing (ArcelorMittal layoffs in nearby Burns Harbor-2444 jobs) and service industry (The Arc in Lake County-125) job losses (which have occurred in the last five years). The loss of manufacturing employment has created a "trickle down" effect, resulting in the corresponding loss of smaller, support businesses in the City such as restaurants, gas stations, retail stores, etc., as population growth has declined. EPA Assessment Grant funding will bring new jobs and stimulate the growth and prosperity that is so desperately needed by City of Lake Station residents.

Areas within the heart of the City (e.g. downtown, Central Ave., & Ripley St.) that were once thriving with economic activity now find themselves deteriorating daily due, in part, to the stigma of redeveloping on or near Lake Station's brownfield sites. Blight and declining neighborhoods within which many small businesses were once located very likely contributed to their eventual failure.

The age of housing units in Lake Station is another indication of the economic effects of brownfields on residents. According to the U.S. Census American Community Survey 2012 Five Year Average, 84.9% of Lake Station's homes were built before 1970 compared to 62.5% in Indiana. The lack of new residential construction is indicative of the lack of growth and prosperity the City has faced for decades. Housing values have not increased proportionately either. Since 2000, Lake Station's home values have only increased 10.8% compared to 30.9% in Indiana (U.S. Census). The lack of discretionary income has severely restricted the ability of property owners to invest in upgrading or even maintaining their

properties. The general conditions of the area combined with known and feared environmental issues have made bankers and other lenders unwilling to invest in the area as well.

Because of the fiscal and economic challenges discussed above, the City's ability to fund the investigation and clean-up of the large number of brownfield sites is very limited. EPA's approval for funding will provide Lake Station the ability to fully assess conditions on inventoried and prioritized sites

VB.2. Project Description and Feasibility of Success

VB.2.a.i. Project Description: Lake Station has a vision to become a transportation hub for communities in northwest Indiana, as outlined in the NIRPC and NWRDA Plans. Additionally the plans call for the sustainable redevelopment of brownfields to augment communities with readily available, clean, safe, affordable housing; competitive retail and other commercial businesses; more green space including parks, walking trails, and other recreational areas with connectivity to residential and commercial development; and transportation options for residents to access the community and surrounding areas. Specifically, the City hopes to develop a commuter rail stop in the target communities to serve as a park and ride location for regional residents to job centers along the South Shore Rail Line from Chicago to the east to South Bend to the west. Lake Station is adjoined by several major interstate arteries (Interstates 65, 90, and 94) and rail lines including the South Shore which passes through the City. These thoroughfares connect Lake Station to Chicago, Detroit, Cleveland, Indianapolis, Minneapolis and other Midwest cities, making Lake Station a natural stopping point for travelers, and a commuter community for residents who work in Chicago and other surrounding areas. Adding retail and support services to the target communities will draw traffic from these highway and rail commuters, bringing an infusion of revenue into the currently hurting Lake Station economy. Redevelopment of the downtown, Central Ave., and Ripley St. corridors (target communities) will make Lake Station a destination for travelers and a regional stopping point for shopping and transportation transfers. With the initial site investigation funding in place through EPA grant funds, the often difficult first step of redevelopment will be funded and the City can put their redevelopment plans into motion.

For example, redevelopment of the Pike St. scrap yard, a high priority target site, will remove the stigma associated with environmental contamination. This site, adjoining the South Shore rail line, only one block from both Ripley St. and Central Ave., and located central to the downtown area of the community, would be a potential location for park and ride access to public transportation and a carpooling hub. This site could again become a viable asset to the community. Temporary jobs would be created through construction work to improve the property. With this type of redevelopment, the City's efforts to enhance their role in the region as a commuter community/mass transit hub and destination for retail shopping will be greatly improved.

VB.2.a.ii. Project Timing: Lake Station will aggressively begin grant related activities immediately upon confirmation that they have been selected for funding. The City will work with the assigned EPA Project Manager to prepare application materials and will complete an EPA approved Work Plan. Once the Work Plan is approved, the City will select a qualified environmental consultant in accordance with federal procurement guidelines. Grant startup tasks will be completed according to the following timeline:

- ~ Before Notice to Proceed from EPA – Environmental Consultant selected and under contract
- ~ 1st Quarter of Grant Period – Quality Assurance Project Plan (QAPP) submitted to EPA for review/approval
- ~ 1st-2nd Quarter of Grant Period – Community input requested through public meeting
- ~ Early 2nd Quarter of Grant Period – Brownfield Inventory updated, site prioritization and selection finalized
- ~ Early 2nd Quarter of Grant Period – Eligibility Determinations requested & site access requested
- ~ 2nd Quarter of Grant Period – Phase I ESAs begin
- ~ 3rd Quarter of Grant Period – QAPP approval & Phase II ESAs begin
- ~ 1st, 3rd, 5th, 7th, 9th, & 11th Quarters of Grant Period – Community input requested through public meeting
- ~ End of 11th Quarter of Grant Period – All Phase I ESAs completed
- ~ 30 days before end of Grant Period – All Phase II ESAs completed and final contractor invoices received.

Because delays early in projects have long term, lingering impacts on schedules through the duration of the project, the City will work diligently to assure startup activities are completed according to the schedule above. It is the City's intent to allocate all grant funds to project properties before the final quarter of the grant period to assure that grant task activities are completed before the end of the cooperative agreement contract.

VB.2.a.iii. Site Selection: A public meeting has already been held to inform and involve the community and other stakeholders of the brownfield assessment grant and the planned activities funded by it, and to gather public input on the brownfield assessment grant process. Based on the participation of the public and City representatives' input, an initial list of 15 priority sites was developed. The City uses and will continue to use the brownfields inventory as a tool to help accomplish redevelopment goals and it will be expanded based on further community input and nominations. A final prioritization of identified brownfield sites will be developed based on: 1) redevelopment potential, 2) potential for environmental or human health impact and environmental justice, and 3) community input. Because some identified brownfield sites have been determined to be high priority such as the Lake Tire and former C&L Paving properties, they will also be a factor in prioritization of other sites. In addition, based on EPA and community input, additional criteria may be included in the prioritization process. Once prioritization is complete, the City will aggressively begin assessment activities and develop funding plans for cleanup of properties (if needed) to prepare the sites for redevelopment as quickly as possible.

Lake Station has begun to communicate with representatives of some privately owned priority sites to gain access or to resolve access issues in anticipation of this grant funding as well as non-grant funded environmental assessment activities. Such communication also initiates the process for eventual property transfer and redevelopment. These discussions are ongoing creating a positive dialog between property owners, local government, and impacted citizens. An access agreement, which grants access to private parties for conducting environmental assessments, will be prepared and used for properties where site access is necessary to complete grant activities.

VB.2.b. Task Description and Budget Table: As indicated in Table 5, Lake Station will allocate \$353,000 of the total \$400,000 to Phase I ESAs (typically \$2,500-3,500 each) and Phase II ESAs (typically \$25,000-45,000 each). This equates to 88% of the total grant funding assigned directly to environmental site assessments. Grant funds will be allocated to maximize the redevelopment benefit for the City and leverage future investment. With investigation funding in place, the City can begin to leverage other resources to complete the redevelopment of the priority brownfields.

Table 5 – Budget

HAZARDOUS SUBSTANCES							
Budget Categories (programmatic costs only)	Task 1 Program Management & Training Support	Task 2 Brownfields Inventory & Prioritization	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5 Clean-up Planning & Health Monitoring	Task 6 Community Outreach & Involvement	Budget Category Total
Personnel							
Fringe Benefits							
Travel	\$1,500						\$1,500
Equipment							
Supplies	\$250					\$250	\$500
Contractual*	\$2,000	\$5,000	\$25,000	\$151,500	\$12,000	\$2,500	\$198,000
Total (Haz)	\$3,750	\$5,000	\$25,000	\$151,500	\$12,000	\$2,750	\$200,000
PETROLEUM PRODUCTS							
Budget Categories (programmatic costs only)	Task 1 Program Management & Training Support	Task 2 Brownfields Inventory & Prioritization	Task 3 Phase I ESAs	Task 4 Phase II ESAs	Task 5 Clean-up Planning & Health Monitoring	Task 6 Community Outreach & Involvement	Budget Category Total
Personnel							
Fringe Benefits							
Travel	\$1,500						\$1,500
Equipment							
Supplies	\$250					\$250	\$500

Contractual*	\$2,000	\$5,000	\$25,000	\$151,500	\$12,000	\$2,500	\$198,000
Total (Pet)	\$3,750	\$5,000	\$25,000	\$151,500	\$12,000	\$2,750	\$200,000

*In accordance with federal procurement guidelines (40 CFR 31.36, or for non-profits, with 40 CFR 30.40 through 30.48), the City will follow its municipal process, compliant with Indiana Code (IC 5-16-11.1 and IC 36-1-12) for bidding/awarding contracts.

*Based upon estimates from *Bruce Carter Associates, LLC*, a qualified Indiana environmental consulting firm.

Task 1: Program Management & Training Support – \$7,500 – A total of \$3,000 (\$1,500 each for hazardous substances and petroleum) in expenses is estimated for travel to regional and national meetings for periodic training and program management assistance and will be funded by this portion of Task 1. In addition, a total of \$500 (\$250 each for hazardous substances and petroleum) in supplies for support materials needed (such as office supplies and printing related to community outreach materials) has been allocated to this portion of Task 1. The City and its consultant will need to call, meet, and correspond with US EPA staff to manage the grant's cooperative agreement. For this, \$4,000 (\$2,000 each for hazardous substances and petroleum), or approximately 52 hours over three years at an estimated \$77/hr, has been allocated to contractual for this portion of Task 1. In addition, existing funds supporting City and consultant staff time will be used for this task per the Ability to Leverage section below.

Task 2: Brownfields Inventory & Prioritization – \$10,000 (\$5,000 each for hazardous substances and petroleum) – The City will use the funds allocated in this task to update their brownfield inventory. An initial public meeting will be held in the first six months of the grant period to gain public input on properties which may need to be added to the inventory and to help prioritize the inventoried sites. Redevelopment strategies outlined in the NIRPC and NWRDA Plans may be updated based on the findings of the revised inventory which outlines priority ranking criteria, cleanup options and strategies, and end-use options for those brownfield sites. Existing funds supporting City and consultant time will be used to cover the costs associated with site eligibility determinations per the Ability to Leverage section below.

Task 3: Phase I Environmental Site Assessments (ESAs) – \$50,000 (\$25,000 each for hazardous substances and petroleum) – The City will contract Phase I Environmental Site Assessment (ESA) activities on key sites throughout the community. All Phase I ESAs will be conducted in accordance with the ASTM standard for Phase I ESAs (E1527-13) and the All Appropriate Inquiry (AAI) rule. It is estimated that the costs for completing Phase I ESAs will range from \$2,500 to \$3,500 per site depending on site complexity. The estimated outputs from Task 3 will include seven to ten Phase I ESAs on hazardous substance sites and seven to ten Phase I ESAs on petroleum sites. Areas of focus will include those already prioritized in the existing inventory (Section V.B.1.a.iii.).

Task 4: Phase II ESAs/Site Investigations/Geophysical Surveys – \$303,000 (\$151,500 each for hazardous substances and petroleum) – The City will contract for approved work plans, field activities, and reports that will be reviewed by the EPA Project Manager and the Indiana Brownfields Program or the IDEM Voluntary Remediation Program staff consistent with the IDEM Remediation Closure Guide (RCG), as appropriate. These activities may include geophysical surveys to locate buried tanks, initial Phase II ESAs, and delineation of soil and ground water contamination. It is estimated that costs for completing Phase II ESAs will range from \$25,000 to \$15,000 per investigation depending on site complexity and the environmental conditions identified in the preceding Phase I ESAs. The estimated outputs for Task 4 will include four to six Phase II ESAs on hazardous substance sites and four to six on petroleum sites.

Task 5: Clean-up Planning & Health Monitoring – \$24,000 (\$12,000 each for hazardous substances and petroleum) – The City will commit funds from this task to complete three to five Analysis of Brownfield Cleanup Alternatives and Remedial Action Plans associated with sites assessed and ready for remediation. Many contaminated sites pose a potential risk to neighbors through various exposure pathways. For sites with confirmed contamination, an assessment of the impact to human health may also be conducted for neighboring properties and/or properties nearby that are on ground water wells. If vapor intrusion is determined to be a concern, the indoor air, sub-slab, and soil gas of neighboring properties may be sampled to measure the presence of dangerous vapors.

Task 6: Community Outreach & Involvement – \$5,500 (\$2,750 each for hazardous substances and petroleum) – Involvement of key stakeholders (residents and business owners near brownfields, investors, brownfield site owners) and the general public is integral for a successful brownfield redevelopment program. Lake Station will use funds allocated in this task to facilitate community outreach and involvement. The associated costs will fund coordinating/conducting community outreach programs and meetings as well as the costs to prepare, print, and mail project and site information and marketing documents. These tasks will provide information and take input on the plans and progress of brownfield investigation and cleanup planning activities to the general public as well as marketing sites for future development. The

City will hold a minimum of six public meetings throughout the grant period to update the community on the brownfield assessment progress and to seek public input and involvement.

VB.2.c. Ability to Leverage: Often, assessment grants are not the only funding needed to facilitate redevelopment. The City has access to many different funding sources from local, state, and federal levels as well as from the private sector. Moreover, the grant will lead to additional state and federal support including EPA Clean-up Grants, Indiana Brownfield Program/EPA RLF loans, SBA loans, private funding, etc. that would provide needed resources for redevelopment activities. Lake Station will provide in-kind items and services such as staff time, meeting facilities, educational materials, social media updates, public notices, public meetings, and other activities. The City will also provide some in-kind staff time and resources to complete all needed programmatic management of the grant funding. This includes all ACRES submissions, quarterly reporting, grant budget tracking, and various other submissions. It is estimated that Lake Station will provide approximately 200 hours of staff time at an average \$40/hr for an estimated \$8,000 in in-kind services. The environmental consultant will also be expected to provide in-kind services valued at \$4,000 for assisting with ACRES submissions, quarterly reporting, and coordinating/implementing public meetings with stakeholders (including general public, government representatives, chamber of commerce, redevelopment authorities, economic development authorities, etc.).

The City of Lake Station has a history of leveraging investment in projects throughout the community (Table 7). For example, the City recently leveraged over \$1.9 million in grant funding to make significant sewer system improvements. In fact, over 82% of the entire project was leveraged from outside funding sources. In all Lake Station has leveraged over \$5.3M in grant funding to improve Streets, sidewalks, greenways, and other infrastructure projects over the past five years to help revitalize the community. These projects are indicative of how Lake Station is able to use non-local funds to stimulate redevelopment. Adding EPA Assessment Grant funding will add to this leveraging effort to further revitalize the community. Lake Station already has a leveraging commitment for intersection improvements at the Fairview Rd./Central Ave. intersection located in the heart of the target community. Once complete, traffic flow will be enhanced allowing for easier access to the area businesses and improving the aesthetic appeal of the area. This improvement will be an asset that will encourage private investment and capital in the area.

As properties are assessed, the Lake Station will work in partnership with many agencies and entities to fill in funding gaps to ensure the success of brownfield redevelopment projects in the City. A detailed funding plan will be developed for brownfield sites/areas as assessment projects develop. Each site will have a unique funding plan because of their individual status and eligibility. The following are some of the non-City sources of funding that will be pursued to leverage the EPA investment:

- U.S. Army Corp of Engineers, U.S. Fish & Wildlife Service, Indiana Department of Natural Resources: Funding, expertise, and support will be sought from these agencies to assist with the restoration of waterways and natural habitats near the target community. Improving the health of the rivers and wildlife habitats including improved fish spawning areas and increased recreational opportunities will enhance the livability of the City.
- Metropolitan Planning Organization (MPO) and Northwest Indiana Regional Planning Commission (NIRPC): These agencies have committed funding in the past and have pledged future funding for road and infrastructure improvements in Lake Station. The City will continue to work with the MPO and NIRPC to develop funding for future projects.
- Indiana Economic Development Corp. (IEDC): The IEDC offers tax credits and other incentives to help communities create a climate where pressures from taxes, investment costs, and red tape are lower. The City will pursue assistance from the IEDC to maximize the leverage of each dollar invested in brownfields.
- Indiana Brownfields Program (IBP): IBP offers low-interest/partially-forgivable loans for brownfield investigation and cleanup through the EPA-funded Revolving Loan Fund (RLF), State Revolving Fund (SRF), and other IBP-directed Section 128A funding. RLF funding will be used to remediate highest priority sites investigated through this Assessment Grant. SRF funding is available for qualifying communities through an interest rate discount on wastewater improvement project loans. The savings realized through the rate reduction can be used to remediate brownfield sites. IBP-directed funding, such as Section 128A, may be used to complete the investigation of sites identified and partially assessed in this Grant.
- Excess Liability Trust Fund (ELTF): ELTF provides up to \$2M in state insurance funding for investigating and remediating eligible sites with underground storage tanks (USTs). This funding will be used on qualified sites with petroleum contamination.

- Northwest Indiana Regional Development Authority (RDA): The RDA is committed to the goal of developing the infrastructure that will make Northwest Indiana economically vibrant. The RDA is committed to focusing on the region's collective assets. These regional assets are interrelated as the basic building blocks of a local economy that must become globally competitive. The RDA will continue its strategic focus on priority projects and find innovative ways to advance its mission for redeveloping Northwest Indiana. The RDA offers many grant and loan programs that will assist the City to complete its brownfield redevelopment goals. In the coming months, Lake Station intends to explore grant opportunities such as the Challenge Grant through the RDA to fund infrastructure improvement in the target areas which may provide resources to complete the priority brownfield projects in the City.
- Private Funding: Private funding may be used to remediate sites ineligible for state/federal funding. Such sites may need encouragement and redevelopment support from the City to conduct necessary clean-up prior to redevelopment. Lake Station will use all means to encourage private funding for further investigation and remediation, as needed.
- Liability Insurance Funding: Indiana courts have ruled that historical general liability policies must cover assessment and remediation costs on sites known to be contaminated. Using EPA Assessment Grant funding to demonstrate the presence of contamination will help trigger viable liability insurance policies to fund the cleanup of environmental damages. The City will make every effort to apply this funding source to all eligible sites. The funding is only limited by insurance policy dollar caps (often \$1-3M) as indicated by the leveraging committed documented in Attachment IV. Insurance recovery is not limited to municipally owned properties. This successful source of leveraged funds is evidenced by the recently successful use of insurance claims to further investigate and eventually remediate the former City Complex. This brownfield property is the location of the former City Hall, Police Station, and Street Department. It is also the location of a former dump. With several million dollars available through liability insurance funding, the City anticipates all future investigation and remediation costs for this site to be funded through insurance. With an initial investigation cost funded by the City (<\$50,000), the funds leveraged through insurance proceeds (expected to be over \$500,000) show the City's success in using initial site investigation funding to leverage sizable future investment. This success will continue with the use of EPA Brownfields Assessment Grant funds by aggressively pursuing insurance funding on all applicable properties where contamination is identified.
- Others: The City will also seek additional funding from the following sources: US Department of Agriculture, Community Development Block Grant, US Economic Development Administration, and US Department of Transportation grants, and new funding opportunities and incentives that become available in the future.

VB.3. Community Engagement and Partnerships

VB.3.a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress:

VB.3.a.i. Community Involvement Plan: A minimum of six public meetings will be held to maintain stakeholder engagement and continue to gather public input on their vision for site selection, assessment needs, cleanup decisions, and redevelopment planning. Each public meeting will be advertised through various local media venues, which may include municipal and partner websites, social media, local papers, radio, etc. to ensure that the whole community has the opportunity to provide input. In addition, the City will leverage its social media platforms, earned media and other low-cost, no-cost or in-kind methods to engage the community. A public meeting will be held in the first six months of the grant period to discuss the goals of the grant, initial planned activities, and a schedule for future community involvement events. For subsequent meetings, personal invitations will be sent to residents directly impacted by priority sites, neighborhood groups, lenders, area businesses, and developers to maximize the engagement of these stakeholders. Regional developers will be contacted both through the City, NIRPC, and NWRDA (both identified as a community based organization partner in Table 6 below) to bring awareness of the redevelopment opportunities the priority sites offer. Developers identified for priority sites will be invited to public meetings to describe their plans for redevelopment. Because Lake Station has a significant non-English speaking population, translators will be available to disseminate information in Spanish to ensure all residents the opportunity to participate. The City is prepared to provide other language translators as needed. As stakeholder input is provided, it will be assembled and maintained in a public comment database to be used for reference when determining assessment priorities. This effort will ensure that the information provided by those directly impacted by brownfield sites in the target communities will be incorporated into the prioritization and redevelopment process. As appropriate, the City will also take advantage of visioning sessions offered by the Kansas State TAB program to maximize the incorporation of target community input.

VB.3.a.ii. Communicating Progress

The City understands the importance of communicating the progress of EPA Assessment Grant activities. A communication plan has already been developed and put into motion. A public meeting was held in December 2013 to discuss community redevelopment, including brownfields. The City of Lake Station Board of Works has unanimously passed a resolution making public their commitment and support for the grant application effort recognizing the need for aggressive brownfield redevelopment in the community which will be dramatically accelerated with this grant award. Upon notification of the EPA grant award, the City will notify the public through media releases to local radio/TV stations, newspapers, the City website, Facebook, Twitter, and other social media outlets. Taking advantage of multiple media technologies will allow the City to communicate with all age groups and demographics in the target community and provide opportunities for all to be informed of the project progress.

VB.3.b. Partnerships with Government Agencies: The City has developed partnerships and working relationships with the following government agencies:

VB.3.b.i. Local/State/Tribal Environmental Authority: The City will work with relevant state regulatory and brownfield program authorities including the following:

- The Indiana Department of Environmental Management (IDEM) – Petroleum Eligibility Determinations, site closure documentation, UST closure documentation, ELTF funding (for LUSTs), guidance & expertise. IDEM has lent their support for the brownfield redevelopment through an acknowledgement letter indicating that Lake Station is a good candidate to receive EPA Assessment Grant funding (see Attachment II).
- Indiana Brownfields Program – Eligibility Determinations (petroleum sites) Site Status Letters, Comfort Letters, interpreting Due Care requirements, grant/loan funds, guidance & expertise, and develop plans to support redevelopment including remediation strategies that integrate site design which will reduce costs.

VB.3.b.ii. Other Relevant Governmental Partnerships: The City will work with other relevant federal, state, and local governmental agencies including the following:

- Lake County Health Department (LCHD): The City has a strong relationship with the Lake County Health Department, and will work directly with them as it relates to health monitoring. LCHD lend their expertise and experience to help identify and verify off-site health threats posed by the contaminated brownfields identified through the grant. With this information, risk evaluations will more easily be completed. The LCHD will also assist by conducting notification and education programs related to health hazards associated with brownfields and will coordinate health testing if contaminant migration is confirmed on brownfields in Lake Station.
- EPA – Hazardous substance Eligibility Determinations (hazardous substance sites), assessment grant funds, SRF funding for utility infrastructure improvements (drinking water and wastewater) guidance & expertise
- DOT – Provide funding for infrastructure improvements such as surface transportation improvements, bike/pedestrian transportation infrastructure, safety, and accessibility.
- HUD – Provide funding for community planning and development including multifamily housing and single family housing including affordable housing funding.
- Lake County Soil and Water Conservation District – Provide leadership in the conservation and development of soil, water, and related resources and help implement soil and water conservation practices in the Lake Station community
- WorkOne– Subsidiary of the Indiana Dept. of Workforce Development; specializes in developing opportunities for employers and job seekers to improve the region's workforce through job placement assistance, workshops, and training. Lake Station will work with WorkOne to place qualified candidates with companies seeking to fill positions in environmental investigation, remediation, and site redevelopment
- The City of Gary, Indiana, which adjoins Lake Station to the west, was a recipient of an EPA Job Training Grant in 2009. When practical and needed, Lake Station officials will work with representatives from Gary to link trained workers with employment opportunities in brownfield redevelopment. This partnership will provide a direct link between trained environmental professionals.
- The Northwest Indiana Regional Development Authority (RDA) was established through statute by the Indiana General Assembly to be a catalyst to transform the economy and quality of life in northwest Indiana. The RDA is responsible for tackling the unique and distinct challenges and opportunities related to transportation and economic development that are different in scope and type in Northwest Indiana than those faced by other units of local government in Indiana. The RDA is committed to the development of infrastructure that will make Northwest Indiana economically vibrant. They focus on a regional economic development strategy knowing that the northwest

Indiana region's collective assets are its strength. The RDA and Lake Station will work together to prioritize inventoried brownfields based on the most likely candidates for high value redevelopment. The RDA also offers grants and loans which will be made available to the City to assist in the redevelopment of brownfields. Finally, the RDA will work to help identify redevelopment opportunities for brownfield properties in Lake Station.

All redevelopment plans will be designed to reduce the risk to area residents and provide a safer community.

VB.3.c. Partnerships with Community Organizations:

VB.3.c.i. Community Organization Description & Goal: Several community based organizations have pledged a supporting role for Lake Station's brownfields program (Table 6):

Table 6 – Community Based Organization Partners

Organization	Description	Supporting Role Pledged
Northwest Indiana Forum	Nonprofit economic development organization	Brownfield identification, marketing sites for redevelopment
Lake Station Historical Society	Nonprofit historical society	Public outreach, preserve historic properties, input on grant process, boards and committee participation
Lake Station Community Schools	Area school corporation	Public outreach, input on grant process, educate students
Lake Station Chamber of Commerce	Chamber of Commerce	Public outreach, preserve historic properties, input on grant process, meeting space, boards and committee participation
Northwestern Indiana Regional Planning Commission	Nonprofit regional planning organization	Brownfield inventory, community outreach
Shirley Heinz Land Trust	Nonprofit ecological conservation organization	Brownfield inventory, educate public on value of conservation, integrate ecological enhancements in redevelopment

This assemblage of community partners is best suited to reach out to Lake Station residents and the target community because of the diversity of their expertise. This group has regional influence and local ties, maximizing the benefits they bring to the project. The City will work with business organizations, government agencies, and community members to develop strategies for assessment, remedial planning, and ultimately, cleanup. Bringing all interested stakeholders together to share information creates the best foundation for successful and sustainable community-based brownfields redevelopment planning and projects. All projects assessed with EPA funds will be entered into the Indiana Department of Environmental Management Voluntary Remediation Program (VRP) or the Indiana Brownfields Program per program guidelines.

VB.3.c.ii. Letters of Commitment: See letters of commitment in Attachment III.

VB.4. Project Benefits

VB.4.a. Health and/or Welfare and Environment

VB.4.a.i. Health and/or Welfare Benefits: EPA grant funding will play a critical role in meeting the objectives in the completed NIRPC and NWRDA Plans, including establishing Lake Station as a transportation hub for communities in northwest Indiana, eliminating blighted, underutilized, and unsafe properties by returning them to active and sustainable reuse as mixed use commercial/residential sites, creating trail and park space, and revitalized commercial properties. This grant effort will eliminate the environment for criminal activities, blight, and decline typically found on brownfield sites, and replace it with greenspace, trail, and park space (former service stations on Ripley Street), retail and restaurants (Lake Tire), transportation hub development (Pike St. scrapyard), and commercial/residential mixed use (C&L Paving) which will help sustain, clean up, and restore the target communities and the ecological systems that support them by providing funds to assess brownfield sites. As redevelopment progresses, blight will be eliminated and property values will rise. Potential contaminants present on brownfield sites within the target communities will be identified and delineated, and the most viable methods for remediation will be determined, thereby reducing or eliminating impacts to the target communities health and welfare. Companies that once avoided pursuing new business ventures within the target community will now invest in new infrastructure providing job opportunities during construction, increased long-term employment opportunities to target community residents, and increased tax revenue. As the seeds of redevelopment are sown, a new sense of civic pride will emerge whereby target community property owners have the financial means and desire to make improvements to their homes, businesses, and the community as a whole. The investigation and remediation of brownfield properties will reduce the impact that contaminants have on sensitive populations such as low income residents, children, minorities, and the poor. After a site has been remediated, residents will no longer be at risk from direct exposure to impacted soils, vapor intrusion, and/or friable asbestos. This reduction in exposure will help to lower incidences of disorders of the liver, kidney, nervous system, respiratory system, hormonal

system, enzyme system, immune system and blood, as well as birth complications – all of which are exacerbated by direct exposure to contaminants known or believed to be present on brownfield sites in Lake Station. To maximize the health benefits afforded to the target communities' residents, the City may contact the Agency for Toxic Substances & Disease Registry (ATSDR) for technical assistance and resources to support public health assessments and other studies to prevent exposures and disease related to toxic substances.

V.B.4.a.ii Environmental Benefits: Potential groundwater and soil impacted by hazardous substances and petroleum in the target community pose a threat to the ecological stability of local bodies of water, such as Deep River, Burns Ditch, and Lake Michigan, groundwater and several other lakes and tributaries. These are important recreational resources to the target communities and City as a whole. By assessing brownfields adjacent to important natural bodies of water, potential contaminants can be identified and removed so that threats to water bodies from possible migration of contaminants is reduced or eliminated.

Measures will be taken to protect sensitive populations in the target areas from contaminants during assessment work conducted at brownfield sites. Investigation derived waste will be drummed and removed from the site for disposal at a qualified disposal facility. During the investigation activities, an exclusion zone will be established to prevent the general public from entering areas where danger from exposure and/or construction activities is present. If fugitive dust becomes a concern, measures will be taken to reduce the risk and eliminate dust migration from the subject properties during investigation activities. Erosion control measures will be used to prevent erosion of contaminated soils unearthed during investigations and assure the soils are not carried from the subject site and onto adjoining public or private properties, or into waterways by surface water. Additional measures may be taken to protect nearby and sensitive populations in the targeted areas from contaminants as identified prior to and during assessment activities. These activities and others outlined herewith align with the Livability and Equitable Development Principles by supporting existing communities through the protection of sensitive populations, enhancing economic competitiveness and valuing communities and neighborhoods.

VB.4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

V.B.4.b.i. Planning, Policies, and Other Tools: Many target areas consist of old commercial and light industrial sites in the midst of an urban setting. The City is prepared to invest in the targeted redevelopment areas to re-use and modernize infrastructure supplying redeveloped brownfield sites with the necessary infrastructure and providing the sites with sustainable redevelopment potential. For example, within the last 5 years, the City made significant improvements to sewer systems, streets, sidewalks, greenways, and other infrastructure to help revitalize the community. The City makes every effort to link projects together to obtain more efficiency and keep existing infrastructure in use rather than creating new. Opportunities exist to create modern sustainable and residential developments, particularly in the areas of downtown, Central Ave., and Ripley St. Lake Station has already made significant investments in brownfield redevelopment. The recently completed Lake Station City Complex was built on a brownfield property (a railroad corridor and a former tire repair shop). Construction utilized green building practices which earned the eco-friendly building LEED certification and includes roof mounted solar panels, wind turbines, and other environmentally sustainable features. This success story is an indication of Lake Station's dedication to sustainable community redevelopment and environmental stewardship. Lake Station will make efforts to continue to incorporate green remediation, sustainable reuse, and environmental stewardship by incorporating green building and infrastructure practice expectations and goals in bid specifications for publicly funded projects. Also, with the planned expansion of biking and walking trails throughout the community, there is great potential for sustainable redevelopment which does not increase demand for automobile travel. All of the planned infrastructure reuse described above will reduce greenhouse gasses and improve Lake Station's impact on climate change. A partnership with the EPA and the City of Lake Station through the award of this grant is a critical step toward future green infrastructure investment by both the public and private sectors.

V.B.4.b.ii. Integrating Equitable Development or Livability Principles: The City's goals outlined in the NIRPC and NWRDA Plans expected to be achieved through brownfield redevelopment are summarized below and include the following outputs/outcomes:

Create new commercial development along Central and Ripley: Assessment and redevelopment of brownfields supports the improvement and creation of commercial space using existing infrastructure in the community which will reduce urban sprawl. Redevelopment will leverage other incentives (e.g. private investment) which will help create jobs and improve quality of life for residents through increased wages. Positive, sustainable end-uses after redevelopment will prevent

pollution and reduce consumption. This urban redevelopment will help Lake Station to realize the vision of bringing back the vibrancy Ripley Street and Central Avenue once had.

Become a transportation hub for communities in Northwest Indiana: Brownfield redevelopment will help the City reach their goal of enhancing transportation options to regional residents, providing access to major commerce centers such as South Bend, IN, Detroit, MI, and Chicago, IL. This will allow Lake Station to become a regional transportation hub, reducing air emissions from automobile traffic and making the City a destination for travelers which will enhance commercial activity.

Develop clean, safe, affordable housing: Assessment and redevelopment of brownfields support the improvement and construction of affordable housing, creating community vibrancy, stimulate economic growth, and reduce urban sprawl.

Create more parks, trails, recreational areas/greenspace: The assessment of sites in Table 2 will help the City reach their goal of developing a network of walking and biking trails throughout the community and to help develop more recreational opportunities for residents and provide connectivity to residential and commercial development. Economic growth will be stimulated through linkage of residential areas to a revitalized Ripley and Central Ave. corridors, public transportation hubs, and other community amenities via new trails and greenspace. Improving environmental conditions of natural resources through park, trail, and greenspace redevelopment will increase property values, enhance alternative transportation options, encourage physical fitness of residents (reduce obesity and improve cardiovascular health), and create a sustainable, green infrastructure for future generations.

Each of the outcomes listed above directly link Lake Station's brownfield redevelopment goals to the HUD-DOT-EPA's goals to incorporate Livability Principles and Sustainable Communities ideologies. Specifically, these outcomes will ensure that Lake Station's brownfields are cleaned up and reused in ways that contribute to greener and healthier homes, buildings, and neighborhoods; mitigate environmental conditions through effective strategies which address solid and hazardous waste, and improve air and water quality; improve residents' access to greenspace, recreational property, alternative transportation, improve employment and provide affordable housing opportunities for local residents; reduce toxicity, illegal dumping, and blighted vacant parcels; and retain residents who have historically lived within areas affected by brownfields.

V.B.4.c. Economic and Community Benefits (long term benefits):

V.B.4.c.i. Economic or Non-Economic Benefits: End-use redevelopment of brownfields will realize an expanded tax base for the City of Lake Station. Through increased investment, jobs will be created, new residential units will be constructed and property values will be enhanced. According to the Northeast-Midwest Institute (2008), public investment plays a vital role in local economic benefit. Results of the study show that every \$1.00 of public funds invested leverages \$8.00 in total investment. In addition, the study concluded that for every one (1) acre of redeveloped brownfields used, 4.5 acres of greenfields are preserved, lowering the cost of development and infrastructure. A partnership between the City of Lake Station and the EPA through this grant would allow the City to grow the local economy through such a return on investment. Tax revenues generated on properties adjoining and near redeveloped sites would be increased and new jobs would yield even more tax revenues. As brownfields are redeveloped, the "trickle down" seen in job, employment and revenue loss previously discussed (see V.B.1.b.i) through the loss of smaller, support facilities, restaurants, retailers and others, will be reversed and economic growth will multiply in the community. The leveraging of these additional dollars will be made possible by the EPA Assessment Grant.

As a part of the redevelopment design, Lake Station has a plan to add multi-use trails to improve the "walkability" in the City. Some trails are already complete, and plans are in place to develop more as brownfields are investigated and remediated (if needed). These trails will not only serve recreational purposes, but will be linked to the existing trail network where possible, facilitating pedestrian and bicycle traffic travel throughout the community. Other planned redevelopment in the community will include significant greenspace improvement. For example, the redevelopment of the old City Complex discussed above in Community Need (Section V.B.1.) will likely incorporate not only mixed residential and commercial development, but also access to Deep River and elements of an urban nature park. This new park space, serving as an aesthetically appealing recreational and gathering space for residents and employees in the mixed-use downtown area will also be a low-cost, sustainably designed, functional public facility.

V.B.4.c.ii. Job Creation Potential: Partnerships with Workforce Development Programs: As discussed in Section V.B.3.b.ii., the Lake Station will work with the City of Gary, Indiana (adjoining to the west) to link workers trained in Gary's recent EPA Job Training Grant with employment opportunities in brownfield redevelopment which will provide a direct

link between trained environmental professionals and the City. As discussed in Section VB.3.b., Lake Station will work with WorkOne to develop opportunities for employers and job seekers to improve the region's workforce through job placement assistance in environmental investigation, remediation, and site redevelopment. Finally, the City will make every effort to contract with local contractors and service providers.

VB.5. Programmatic Capability and Past Performance

VB.5.a. Programmatic Capability: The City has designated Michael Del Toro, Assistant Director of the Board of Works as the Grant Project Manager. Mr. Del Toro works closely with the City of Lake Station and surrounding governmental and quasi-governmental organizations. Mr. Del Toro has been involved in the coordination of brownfield redevelopment projects since he began working for the City in 2008 including the redevelopment of the current Lake Station City Complex (formerly an automobile tire and light maintenance facility and railroad spur). Mr. Del Toro, working closely with City Attorney James Meyer, has been involved in various City projects using state and federal grant funding, including American Reinvestment and Recovery Act funds, regional redevelopment grant program funds, Federal Highway Administration funds, and more. Mr. Del Toro and City Attorney James Meyer will work with the EPA, Indiana Brownfields program, and a qualified environmental consultant to ensure that grant funds will successfully expended in a timely fashion and will complete all technical, administrative, and financial requirements of the grant. City leaders have the authority to negotiate access agreements and perform the follow-on steps of redevelopment plans, such as community and regional planning. City staff has experience managing and overseeing assessment activities carried out by qualified environmental consultants and engineers and public outreach specialists. City staff has a history of working cooperatively with state and federal environmental agency personnel (e.g. City Complex project noted VB.2.c. above) and engaging qualified environmental consultants when appropriate. Lake Station will retain consulting support in accordance with all applicable regulations in order to carry out contractual requirements under this grant. The selected consultant will be required to provide support to successfully and efficiently complete all grant tasks including but not limited to program management, public meeting facilitation, public outreach, brownfield inventory and prioritization, environmental investigation, coordination with government entities and community based organizations, cleanup planning, health monitoring, and the identification of funding needed to complete redevelopment.

VB.5.b. Audit Findings: Lake Station has an excellent record of managing federal grants. They have neither received an adverse audit for the use of federal grants nor has there been the need to comply with special "high risk" terms.

VB.5.c. Past Performance and Accomplishments: Although the City has not received EPA Brownfields funding, they have received other federal and non-federal funded assistance agreements. Table 7 outlines a partial list of the assistance agreements used by City to develop and complete community-wide infrastructure projects.

Table 7 – Past Federally/Non-Federally Funded Assistance Agreements

Funding Source	Project	\$ Funding Received	Outputs/Outcomes
ARRA	Central Ave. & storm drain improvements	\$1,015,000	Reduce flooding, improve infrastructure
NW IN Reg. Planning Comm.	Walking/biking trails in City	\$780,000	Reduce automobile emissions, improve resident health
219 Fund through Congressman Visclosky & Army Corps of Eng.	Lift station renovation & sewer improvements	\$1,900,000	Reduce sewage overflow and backups, modernize infrastructure
FEMA	Flood mitigation	\$500,000	Reduce flooding
Northwestern Indiana Regional Planning Commission (NIRPC)	Reconstruction of County Line Rd. & Central Ave.	\$1,200,000	Improve traffic patterns, reduce automobile emissions through reduction in idling
NIRPC	Central Ave. & Fairview Intersection Improvement	\$200,000	Improve traffic patterns, reduce automobile emissions through reduction in idling

Lake Station successfully managed all project agreements including meeting and complying with local, state and federal reporting requirements, terms and conditions, the submission of final acceptable technical reports, and progress reporting throughout the duration of these agreements. There were no adverse findings from the granting sources of these agreements, and each project was successfully managed to maximize the leveraging, outputs, and outcomes of the projects which included improved traffic flow, safer driving conditions, reduction of sewage discharges into local waterways, improved regional environmental quality, reduced flooding of the local community, and safer recreational opportunities.

VC. Other Factors: The City of Lake Station meets several criteria listed in the Other Factors Checklist. See the checklist attached to the cover letter and included in Attachment V.

Appendix 3

Assessment Other Factors Checklist

Name of Applicant: CITY OF LAKE STATION, INDIANA

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	4
X	Project is primarily focusing on Phase II assessments.	7, 8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
X	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	5
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENTS

- I) Threshold Documentation
- II) State Acknowledgement Letter
- III) Letters of Support from Partners and County Health Department
- IV) Firm Leveraging Commitments
- V) Other Factors Checklist (also attached to Cover Letter)

ATTACHMENT I)

Threshold Documentation

III.C. Threshold Criteria for Assessment Grants

III.C.1 Applicant Eligibility

The City of Lake Station, Indiana is a General Purpose Unit of Government as defined under 40 CFR Part 31 and is a political subdivision of the State of Indiana. It is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.

III.C.2 Letter from the State Environmental Authority

A letter of acknowledgment from the Indiana Department of Environmental Management (IDEM) is included with this application (see Attachment II)

III.C.3 Community Involvement

Involving our community and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to our community's Brownfields program's success. Communication is a two-way process, our ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions and solutions. Lake Station will utilize social media platforms, earned media and other low-cost, no-cost or in-kind methods to engage the community, solicit public and stakeholder participation, and advertise public meetings. Regular public meetings have already been and will continue to be held to engage the public and encourage stakeholder and residents' participation in the EPA grant funded Brownfield activities. See section V.B.3 in Ranking Criteria for further information.

III.C.4 Site Eligibility and Property Ownership Eligibility

This criterion is not applicable for a Community-Wide Brownfields Assessment Grant application.

ATTACHMENT II)

State Acknowledgement Letter



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

December 19, 2014

The Honorable Keith Soderquist, Mayor
City of Lake Station
1969 Central Avenue
Lake Station, Indiana 46405

Re: U.S. EPA Brownfields Grant Proposal
IDEM Acknowledgement Letter
Community-wide Assessment
Hazardous Substances and Petroleum
City of Lake Station
Lake County, Indiana

Dear Mayor Soderquist:

This letter is provided in support of the City of Lake Station's (City) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Community-Wide Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City is applying for \$400,000 (\$200,000 for hazardous substances and \$200,000 for petroleum) to conduct environmental assessment activities for at least seven target properties and other inventoried sites prioritized by redevelopment potential, threats to human health and the environment, environmental justice, and community input, with mixed commercial, industrial, and recreational end use redevelopment goals.

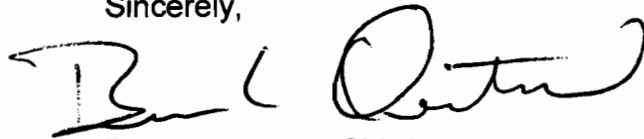
IDEM believes that that City of Lake Station has demonstrated its commitment to redeveloping brownfields by taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past (e.g., City Complex, Darosky Property, Lake Tire). This assessment grant funding will help the City continue its effort to assess brownfields in the community. Should an opportunity arise for the City to need/pursue liability or cleanup/closure assistance at any of the sites investigated with this grant funding, the City will enroll in the Indiana Brownfields Program or the IDEM Voluntary Remediation Program as necessary.

Based on the information submitted, IDEM considers the City of Lake Station a good candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to

U.S. EPA Brownfields Grant Proposal
IDEM Acknowledgement Letter
December 19, 2014
Page 2 of 2

assist and looks forward to continuing its partnership with the City of Lake Station. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce A. Oertel". The signature is fluid and cursive, with the first name "Bruce" being more prominent than the last name "Oertel".

Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)
James Meyer, City Attorney
Michael Del Toro, City Asst. Director of Board of Works
Debbie Soderquist, City Administrative Assistant
Joel Markland, BCA

ATTACHMENT III)

Letters of Support from Partners and County Health Department



Est 1955

LAKE STATION CHAMBER OF COMMERCE

PEOPLE SERVING PEOPLE
P.O. Box 5191 - Lake Station, Indiana 46405
Phone: 219-963-6378 or 219-962-1987
www.lakestationchamber.org

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rrodriguez@northshorehealth.org

William Eaton

Photographer
2213 Randolph St.
219-962-1987
WmEaton_Mphotog@msn.com

December 18, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

Dear Mayor Soderquist:

The Lake Station Chamber of Commerce is pleased to partner with the City of Lake Station in support of their efforts to address brownfields through the use of a Brownfield Assessment Grant from the U.S. Environmental Protection Agency (EPA).

The Award of this grant will significantly aid our residential and business community in addressing decades-old Brownfield issues and thereby greatly improve the marketability and economic strength of Lake Station.

The Lake Station Chamber of Commerce will assist the City by providing the support needed to preserve historic properties impacted by environmental contamination. Secondly, we will provide outreach services which will include coordinating and facilitating spaces for public meetings and disseminating information about public meetings and the grant process via their website and other forms of media. Finally, we would like to have Chamber representatives serving on related boards and committees as the need arises.

The City of Lake Station's brownfield initiative and redevelopment plan has great potential for job creation, business investment, and commercial development.

We remain ever mindful of the strategic initiatives necessary to build a dynamic, thriving community today and into the future, and how brownfield redevelopment plays a key role in the success of these efforts. Continued Brownfield redevelopment through the USEPA Assessment Grant program will enable our business and neighborhood partners to grow, prosper, and to permanently erase the environmental elements that have stifled growth in our area for decades.

Sincerely,

David A. Schmelzer
President
Lake Station Chamber of Commerce



6100 Southport • Portage, IN 46368 • 219.763.6303 Phone • 219.763.2653 Fax • www.nwiforum.org

December 11, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

Dear Mayor Soderquist,

The Northwest Indiana Forum (Forum) is a not-for-profit, regional economic development organization servicing members in Lake, Porter, LaPorte, Starke, Jasper, Newton and Pulaski counties. Our focus is the retention and creation of quality employment opportunities that sustain and enhance our environment and quality of life for the residents of Northwest Indiana. Protection of the environment while enhancing the region's global competitive position is the highest priority for our members.

The Forum is pleased to support the City of Lake Station's application for a U.S. EPA Brownfields Assessment Grant. We are committed to a partnership with the city and working with them to identify and redevelop brownfield properties by providing assistance with identifying sites where investigations may be needed and marketing properties that have been investigated.

The Forum works to create a positive business climate promoting investment and job creation which are two critical components of a sustainable regional economy. We look forward to working with the city throughout this project. This effort will add another tool to our area to bring investment and grow our business community.

Sincerely,

A handwritten signature in black ink that reads "Kay L. Nelson".

Kay L. Nelson
Environmental Affairs Director

Copies: Heather Ennis, President/CEO, Northwest Indiana Forum
Jill Ritchie, Chair, Northwest Indiana Forum Managing Board of Directors
Dan Plath, Chair, Northwest Indian Forum Environmental Committee
Matt Saltanovitz, Northwest Indiana Economic Development Director



109 West 700 North
Valparaiso, IN 46385
Phone: 219-242-8558
www.heinzetrust.org

December 19, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

RE: FY 2015 U.S. EPA Brownfields Assessment Application Community Support

Dear Mayor Soderquist:

I am writing on behalf of the Shirley Heinze Land Trust to indicate our support for the City of Lake Station's proposal to the U.S. Environmental Protection Agency (EPA) Grant Assessment Program.

Shirley Heinze Land Trust is a non-profit organization established in 1981 to protect and restore ecologically significant natural areas in Northwest Indiana. The mission of the Trust is to protect habitats and ecosystems of Northwest Indiana by acquiring, restoring, and protecting environmentally significant areas, and to inspire and educate citizens of all ages about the value of land conservation to both protect the natural world and enrich their lives.

We will work with the City of Lake Station to identify brownfields located in and around sensitive natural areas in the region and assist the Coalition in integrating ecological enhancements as part of the remediation and redevelopment of these brownfields. We will also use our education and outreach resources to provide educational programs for residents and businesses on the importance of protecting the unique regional ecosystems and the benefits of reconnecting with the natural world.

In closing, Shirley Heinze Land Trust strongly endorses this proposal and would be happy to be involved in the project. If you have further questions or require additional information, please do not hesitate to contact me at 219.879.4725 or land@heinzetrust.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristopher Krouse".

Kristopher Krouse
Executive Director

Lake Station Historical Society
2400 Central Avenue
Lake Station, IN 46405

December 19, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

Dear Mayor Soderquist:

The Lake Station Historical Society (LSHS) is excited and committed to helping the City in their efforts to combat the blight and economic stress brownfield bring to our area. We are truly excited that our civic leaders are progressively thinking of ways to improve our community. The EPA Brownfield Grant program is an exciting tool that will be quite useful in accelerating redevelopment plans in our area.

Our role in the community is to preserve the history of Lake Station for the enlightenment of future generations. The LSHS has long partnered with City to preserve and protect historical landmarks.

The LSHS strives to assure that historical landmarks are not only preserved, but are used and maintained to assure their future and upkeep. As a community advocate directly impacted by brownfields, we actively support the City's continuing efforts to redevelop brownfields in our community.

The LSHS will work with the City to plan, coordinate, and strategize the most effective way to address brownfield issues on properties of historical significance. This may include the development of strategies to preserve structures while addressing contamination. Through brownfield redevelopment we can better serve our members and build an even better community.

We are committed to the involvement in the brownfield redevelopment planning process in the community, and will keep our members informed of the projects. We will also provide help by disseminating information about the grant process and public meetings related to brownfield redevelopment in the community. Finally, we are willing to serve on relevant boards and/or committees associated with the EPA funded brownfields project.

We thoroughly support the City of Lake Station's efforts and are committed to being an active partner in the brownfields redevelopment work, and look forward to lending our support and assistance when the funding is awarded and the project begins.

Sincerely,

Linda Werner

Linda Werner
Historical Society President

LAKE STATION COMMUNITY SCHOOLS

2500 PIKE STREET / LAKE STATION, IN 46405 / TELEPHONE (219) 962-1159
FAX (219) 962-4011

THOMAS CRIPLIVER, Ph.D.
SUPERINTENDENT

THOMAS COREY, Ed.S.
ASSISTANT SUPERINTENDENT



December 10, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

Dear Mayor Soderquist:

Lake Station Community Schools fully supports the City of Lake Station's application for a U.S. Environmental Protection Agency (EPA) Brownfield Assessment grant to investigate, remediate and redevelop brownfield sites throughout the community. Lake Station Community Schools have actively worked with local government on many issues in the past, and fully support the redevelopment efforts currently underway in the city. We provide opportunities for our students to learn and understand through various methods including involvement in community activities. We believe that a partnership with the City of Lake Station on this grant effort will provide an excellent opportunity for our students to learn from and contribute to the environment, growth, and economy of our community. This grant could be a great opportunity for promoting the educational experience of our students.

We are committed to being an active partner in this grant program by offering opportunities for our students and their families to be informed of the grant activities and to provide input into the process including participation on boards and committees and attendance at public meetings.

It is clear that this initiative will have positive effects on our city's ecology, economy, and livability. This will benefit our students by making a better environment within which to learn. We look forward to this opportunity, and support the City of Lake Station's efforts to continue to address brownfields.

Sincerely,

Dr. Thomas L. Crippliver
Superintendent

BOARD OF SCHOOL TRUSTEES

Larry Biggs, Karen Curtis, Jane Stills, Greg Tenorio, James Vanderlin



Northwestern Indiana Regional Planning Commission

6100 Southport Road
Portage, Indiana 46368
(219) 763-6060
www.nirpc.org

December 13, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station IN 46405

Dear Mayor Soderquist:

The Northwest Indiana Regional Planning Commission (NIRPC) is pleased to support the City of Lake Station's application for a U.S. EPA Brownfield Assessment Grant. We are committed to a partnership with the local communities to identify and redevelop brownfield properties by providing assistance with identifying sites where investigations may be needed, and supporting regional marketing of properties that have been investigated.

The NIRPC enables the citizens of Northwest Indiana to address regional issues relating to transportation, the environment, economic development and the community. Our jurisdiction includes 3 counties, 41 municipalities, and over 750,000 residents including Lake Station. NIRPC is clearly recognized for bold planning initiatives, accomplished in a cooperative collaborative comprehensive planning framework that positively impacts the region's future. NIRPC constructed the 2040 Comprehensive Regional Plan (CRP) in 2011, the first plan with a comprehensive vision for sustainable growth and development of the region including Lake Station and the surrounding communities.

The plan contains policies and strategies that support and implement similar concepts and vision of the City's grant application to the EPA. For example; the CRP 2040, Environmental & Green Infrastructure (Ch. 3) Clean Land Goal states: *"Maximize the number of brownfields returned to productive use."* In addition, our regional transportation project selection criteria awards additional points for projects that support brownfield redevelopment and reuse.

The NIRPC will assist the City by providing regional GIS and other available data to support constructing inventory priorities, cleanup and redevelopment strategies. Secondly, we will provide outreach services by disseminating information about public meetings and the grant process via our website and other forms of media. In addition, we are embarking upon a federally funded watershed planning and implementation grant in the Deep River/Portage Burns Waterway Watershed, the largest Northwest Indiana tributary to Lake Michigan, which encompasses the City of Lake Station. This planning process could identify green infrastructure opportunities for brownfields in the City. Lastly we can serve as a coordinating link between this project and the EPA funded Northwest Indiana Brownfield Coalition, which encompasses the neighboring cities of Gary, Hammond, and East Chicago.

We look forward to working with the City of Lake Station throughout this project; a city who redeveloped a local brownfield site into a new flourished City Complex. This effort will add another tool to our area by creating livable communities.

Sincerely,



Kathy Luther
Director of Environmental Programs

December 16, 2014

The Honorable Keith Soderquist
City of Lake Station, Office of the Mayor
1969 Central Avenue
Lake Station, IN 46405

RE: FY 2015 U.S. EPA Brownfields Assessment Grant Application Regional
Organization Support

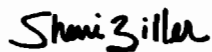
Dear Mayor Soderquist:

The Northwest Indiana Regional Development Authority (RDA) understands the City of Lake Station is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. The RDA believes that the grant project will benefit the entire region and would like to offer its support for the project.

The mission of the RDA is to be a catalyst to transform the economy and quality of life in Northwest Indiana. The RDA has reinvested more than \$211 million and attracted over \$650 million to Northwest Indiana. We believe that identifying, assessing, and cleaning up brownfields throughout Lake Station is critical to improving the overall health of the community and the region. The RDA further believes strongly that Northwest Indiana cannot move forward competitively while large swaths of the region remain undevelopable. The RDA will disseminate information on the availability of the Assessment grant to regional stakeholders and businesses. We will also work to keep the region informed on the progress of redevelopment efforts in their neighborhoods across the region.

The RDA fully supports the City of Lake Station as it seeks an Assessment Grant, and looks forward to assisting with their programs to support the redevelopment of brownfields in Lake Station and throughout the region.

Sincerely,



Sherri Ziller
Chief Operating Officer



December 12, 2014

Mayor Keith Soderquist
Mayor's Office
1969 Central Avenue
Lake Station, IN 46405

Dear Honorable Mayor Soderquist:

Our region's WorkOne offices support the City of Lake Station's efforts for brownfield cleanup and supports the City's efforts in applying for a Community-wide Assessment Grant from the US EPA.

WorkOne has numerous partners in the community that work with individuals seeking employment and business seeking employees. Our staff helps direct job seekers and business to the right resources, making the process of seeking a job or finding new employees less daunting. We help those seeking employment develop a career plan to ensure their continued success. WorkOne is a key source for information, job referrals, placement assistance, and other services. For businesses seeking employees, WorkOne offers cost-effective and convenient access to thousands of job seekers.

With brownfield revitalization, there will be additional opportunities to decrease the unemployment in the areas that are most affected by brownfields. It is important to reverse the trend of unemployment and poverty and to work with the individuals most affected by the brownfields.

We would be pleased to serve as a partner with the city of Lake Station to facilitate job training and job placement tied to the redevelopment of brownfields in the city. We can also provide support by reaching out to community members through our website or through newsletters. Nicholas Elliott, 219.462.2940, is the local staff contact to coordinate WorkOne services with the proposed project. We look forward to being a part of this successful effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda Woloshansky", is written over a horizontal line.

Linda Woloshansky
President & CEO
Center of Workforce Innovations
Staff to the NWIWB and One Stop Operator – Region 1



755-3655 / 755-3656 / 755-3657

Susan W. Best, D.O.
Health Officer

December 16, 2014

Mayor Keith Soderquist
1969 Central Avenue
Lake Station, IN 46405

Dear Mayor Soderquist:

The Lake County Health Department is pleased to express its support for the City's pursuit of the US EPA brownfields assessment grant.

The Lake County Health Department is dedicated to the health of the residents in Lake Station and Lake County. We are proud to become a partner in the City's initiative to address brownfields. Potentially contaminated properties and old industrial sites are primarily located in Lake Station's low-income residential areas. These are the areas that are disproportionately affected by environmental issues and these populations are often the beneficiaries of our health services.

It is the hope of the Health Department that the brownfields program will revitalize those properties that need it the most to create measurable improvement in the health of those residents living near the brownfields. The goals of the Health Department and the City of Lake Station are the same: to improve environmental health for the residents and reduce the risks to public health and the environment. We will also provide information to residents should any health concerns be discovered as a result of the brownfield investigations.

We look forward to continuing our partnership with the City and strongly support this application for this grant.

Sincerely,

Susan W. Best, D.O.
Health Officer

ATTACHMENT IV)

Firm Leveraging Commitments

Restorical Research

uncovering history to cover your debts

Historic Comprehensive General Liability ("CGL" a.k.a. "slip & fall") policies for the purpose of paying for third party property damage as a result of environmental issues, is a means of funding for sites in Indiana, large and small. This is particularly true when you combine this "hidden asset" with EPA Brownfield's Assessment grants so that development does occur.

Restorical Research's ("RR's") unique approach is to help its clients obtain funds to deal with environmental issues by finding the above mentioned policies or evidence that they existed. Indiana courts have consistently ruled that CGL policies may afford coverage to respond to action brought by the Indiana Department of Environmental Management (IDEM) or local governments calling for the investigation and cleanup of polluted properties. Most policies, and even some issued in the last few years, fall into this category where insurance funding may be available. In most situations, the property damage limits under these policies far exceed the cost of clean-up. Nevertheless, the more policies the better and finding the primarily , secondary or tertiary evidence of CGL policies that supports claims is a skill and expertise that has evolved over 15 years. RR has performed its craft for over 300 projects, most of which are in Indiana, in 14 states.

The Senior Citizens Center in Greensburg provides a perfect illustration of RR's unique approach of working with a community and its consultant and how third-party funds can be used to leverage more dollars toward an overall assessment and redevelopment program.

The City of Greensburg received an assessment grant of \$30,000 for a Phase I and limited Phase II assessment of their vacant Senior Citizens Center, a property which had once been a service station. RR was hired to investigate the possibility of using the City's historic insurance policies to fund the cleanup of any contamination found on the property during this assessment. The Phase II confirmed the site had soil and groundwater impact and at least six underground storage tanks were also discovered.

A RR archaeologist reconstructed the City's historic general liability coverage and coverage counsel successfully negotiated with the carriers. As a result, **this project was completely funded by the insurance carriers.** The site was remediated –**at no cost to the City.** In addition, the property was sold and Mayor Frank Manus, at the time was very pleased that the once-abandoned site was sold at **fair market value** and redeveloped.

12730 Meetinghouse Road, Suite 200 Carmel, Indiana 46032



"Our City was saved nearly \$500,000 in remediation costs and we won't have to lower our selling price because of environmental concerns."

"What we once considered a liability has now become a very marketable asset."

- Mayor Frank Manus

This is an example of how a city utilized insurance recovery, in conjunction with a limited grant, to cleanup a site. (In this case \$30,000 leveraged \$500,000).

If you have any questions or would like additional information, feel free to contact me at your convenience.

Thank You.

David Valinetz, President CEO
Restorical Research, LLC.

ATTACHMENT V)

Other Factors Checklist (also attached to Cover Letter)

Appendix 3

Assessment Other Factors Checklist

Name of Applicant: CITY OF LAKE STATION, INDIANA

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	4
X	Project is primarily focusing on Phase II assessments.	7, 8
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
X	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	5
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	